

EGAN SLOUGH PLANNING & ZONING COMMISSION MEETING @ COMMISSIONERS' MEETING

7:00:50 PM

Members present:

Commissioner Gary D. Hall
Commissioner Joseph D. Brenneman
Commissioner Dale W. Lauman
County Clerk & Recorder – Committee Vice Chairman Paula Robinson
County Treasurer – Committee Secretary Adele Krantz
Citizen Member – Charles Jacquette

Others present:

Planning & Zoning Director Jeff Harris, Planner Andrew Hagemeyer, Amy Waller, Louise Ambrose, Charles Hanson, Denise M. Hanson, Clerk Kile

Paula Robinson called to order the Egan Slough Planning & Zoning Commission meeting.

Commissioner Hall made a motion to approve the minutes. Robinson called for old business/ new

Harris explained this is a public hearing for a conditional use permit; staff will give a presentation and given a chance to give a brief presentation. The public hearing will then be opened and board discussed

Hagemeyer entered into record FCU 08-08; a request submitted by Charles and Denise Hanson for an unimproved landing strip. The airstrip will be approximately 40 feet wide by 1,800 feet long in facilities that do not already exist on the property will be required. The landing strip will be grass with paving or added gravel. The airstrip will be used entirely for day use with a flight path off to the directly over any neighboring buildings. The proposed site for the airstrip is approximately 2

environmental constraints. Neighborhood impacts would be slight with some noise. Staff recommends approval with attached conditions.

Paula Robinson questioned the quantity of fuel that would be stored. Charles Hanson said he would have adequately designed fuel storage; possibly just in his truck. Paula Robinson asked how much he would keep on site. Charles Hanson said he would probably have approximately 250 gallons.

Paula Robinson then questioned trees in the area. Hagemeyer noted the area is mostly farmland.

Paula Robinson opened the public hearing to anyone wishing to speak in favor or opposition of the Conditional Use Permit.

Charles Hanson, 132 W Bluegrass Drive, the applicant noted he has been a pilot for many years and said he planned on the approach and departure ends to be displaced 300 feet past the road. He then explained the departure is the most critical because of the noise and he can turn out and avoid flying over anyone's home. Hanson then said the frequency of his flights would vary, but would be around 2-3 times per week; he may have a guest fly in once in a while. Also noted was a 1,800 foot runway was adequate for his type of airplane.

Adele Krantz asked what type of plane he had. Charles Hanson stated it is a 230 HP Cesena 180 that he has owned for 31 years.

Adele Krantz then asked if the Davis family that lives next door had any concerns. Charles Hanson said he had spoken to them and noted they had none and also stated there were no concerns in regards to the school either.

Adele Krantz questioned the number of occasional guests and noted her concerns of possible abuse. Charles Hanson stated the use would be restricted and used by invitation only. He then stated the airstrip would show up on the Montana State Aeronautics Map as restricted.

Adele Krantz then questioned the smell of gas fumes. Charles Hanson stated there would be none present.

Adele Krantz also asked what would happen if Charles Hanson were to move. Jeff Harris stated the Conditional Use Permit runs with the land.

Paula Robinson asked if there are problems with the number of flights, what could be done. Jeff Harris explained the commission can cap the number of flights and the applicant could then be cited for not being in compliance with the conditions of approval if it is abused.

Adele Krantz noted she was not comfortable with the language having too many variables and asked if the permit could be issued temporarily for one year. Jeff Harris said they have placed time limits on some permits as well as administrative reviews.

Paula Robinson asked how many landing strips presently were in the Flathead Valley. Commissioner Hall noted there are many.

Commissioner Brenneman said he had concerns in regards to helicopters using the airstrip and asked if a condition could be added that it would be for fixed wing aircraft only. Hagemeyer stated it could be added.

General discussion was then held relative to limiting the number of flights, enforcement issues and taking out language that includes guests.

Charles Hanson noted there is a flight path that could be confused with their operation.

Amy Waller, 770 Egan Slough Road noted that she wasn't concerned until hearing the discussions and now is feeling alarmed about the possible number of flights. She then said there are regulations that say you can have term limits that don't run with the land. She then reviewed the criteria in the subdivision regulations for when a conditional use permit can be submitted and questioned if this would be a nuisance, and stated the CUP should not be open ended and go to the next land owner.

General discussion was held relative to the airstrip being a possible nuisance and changing finding #4.

Charles Jacquette said his personal feeling is that there seems to be an awful lot of fear mongering and that this has gotten out of control.

No one else rising to speak, Paula Robinson closed the public hearing.

General discussion was then held relative to an administrative review for compliance of the CUP in 2 years, and then 5 years thereafter and amending finding #4.

Commissioner Brenneman made a **motion** to amend finding 4 to say: The immediate neighborhood impact is acceptable with conditions because the proposed facility will create no excessive traffic, noise vibration, dust, glare, heat, smoke, fumes, gas or odors and have reasonable hours of operations. **Aye** - Hall, Brenneman, Lauman, Robinson, Krantz, and Jacquette. Motion carried unanimously.

Condition #8 will be added to state: The airstrip is approved for fixed wing aircraft only.

Condition #9 will be added to state: The permit shall undergo an administrative review for compliance two years following the date of issuance and every five years following that review thereafter.

Condition #10 will be added to state. The applicant shall be limited to 20 take offs and 20 landing per month.

Commissioner Brenneman made a **motion** to approve the permit with conditions as amended **Aye** - Hall, Brenneman, Lauman, Robinson, Krantz and Jacquette. Motion carried unanimously.

Paula Robinson moved to adjourn.

Due to a malfunction there is no audio recording of this meeting.

11:00 a.m. County Attorney meeting @ Co. Atty's Office
2:30 p.m. Commissioner Brenneman: MACo Risk Management Committee meeting @ Commissioners'
Meeting Room

At 5:00 o'clock P.M., the Board continued the session until 8:00 o'clock A.M. on October 30, 2008.
